

## Apartment Five-bedroom (6+kk)

Ask for price

258 m<sup>2</sup>, Brno-město, Brno-střed, Trnitá

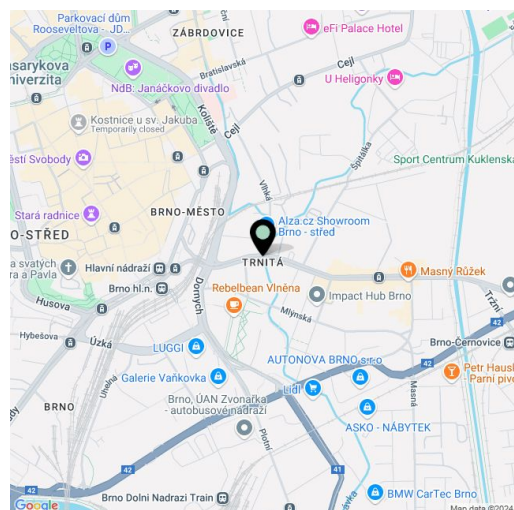


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Total area	471 m <sup>2</sup>
Floor area*	258 m <sup>2</sup>
Terrace	213 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	106893



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

This unique, over 250 m<sup>2</sup> penthouse with 2 elevators leading directly to the apartment and two large terraces providing fascinating panoramic views of the whole of Brno including Petrov is located in the Palác Trnitá modern residential building. The recently completed high-rise building with an underground garage is located in the wider center of Brno, in the newly emerging Southern Quarter, within walking distance of the historical center and right next to Galerie Vaňkovka.

The apartment, spread out over the entire 8th floor, is divided into a **formal and private zone**. Both zones have their own spacious terrace, and the apartment also includes a separate **studio apartment** (for example, for a housekeeper, nanny, or family visits). The apartment is suitable not only for comfortable family living, but also as dignified company headquarters.

The apartment is currently in a **white walls** condition, which allows the new owner to select the final surfaces of their own choice and possibly adjust the layout. There are **2 elevators** leading directly to the apartment. Heating is provided by 4 independent and mutually combinable sources: **air-conditioning**, underfloor electric heating, convectors (fan coils), and recuperation. The windows are **aluminum**, and **2 aluminum pergolas** are prepared on the larger terrace. The terrace's load capacity allows for the installation of a **hot tub**. The purchase price includes **2 premium garage spaces**, and there is also the option of purchasing an additional parking space. The residents of the building have access to a **shared garden**.

The residence is located in a prestigious and dynamically developing area next to the **Galerie Vaňkovka** shopping center. Within easy reach are supermarkets, kindergartens, elementary schools, a **high school**, and indoor and outdoor **sports facilities**, including a **bike path along the Svatka River**. Bus and train stations are nearby, and it is easy to connect by car to the I/50 expressway and the D1 highway.

Floor area 258 m<sup>2</sup>, terraces 87 m<sup>2</sup> and 126 m<sup>2</sup>.

Option to purchase a company and claim VAT deduction.



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Palác Trnitá

9. NP

1	Obýtný prostor	60,35 m <sup>2</sup>
2	Ložnice pánská	11,22 m <sup>2</sup>
3	Šatna	6,93 m <sup>2</sup>
4	Koupelna	8,38 m <sup>2</sup>
5	Ložnice dámská	11,73 m <sup>2</sup>
6	Šatna	14,65 m <sup>2</sup>
7	Koupelna	6,54 m <sup>2</sup>
8	Chodba	14,61 m <sup>2</sup>
9	Hala	29,30 m <sup>2</sup>
10	Koupelna	3,32 m <sup>2</sup>
11	Pokoj pro hosty	13,72 m <sup>2</sup>
12	WC	1,51 m <sup>2</sup>
13	Pracovna	14,70 m <sup>2</sup>
14	Hospodyně	12,32 m <sup>2</sup>
15	Koupelna	2,46 m <sup>2</sup>
16	Skřid zahradního nábytku	2,96 m <sup>2</sup>
17	WC (umyvadlo)	1,65 m <sup>2</sup>
18	WC	1,43 m <sup>2</sup>
19	Kuchyně pro terasu	4,60 m <sup>2</sup>
20	Skřid	2,67 m <sup>2</sup>
21	Technická místnost	3,49 m <sup>2</sup>
22	Spíž	3,09 m <sup>2</sup>
23	Skřid	4,26 m <sup>2</sup>
<b>Užitná plocha</b>		<b>235,89 m<sup>2</sup></b>
24	Terasa	(užit.plo. 62,28 m <sup>2</sup> ) 126,00 m <sup>2</sup>
25	Terasa	(užit.plo. 31,69 m <sup>2</sup> ) 87,00 m <sup>2</sup>
<b>Celková plocha bytu</b>		<b>329,88 m<sup>2</sup></b>

